



CITY COUNCIL WORKSHOP

# **San Gabriel River Park Masterplan Discussion**

MAY 04, 2022



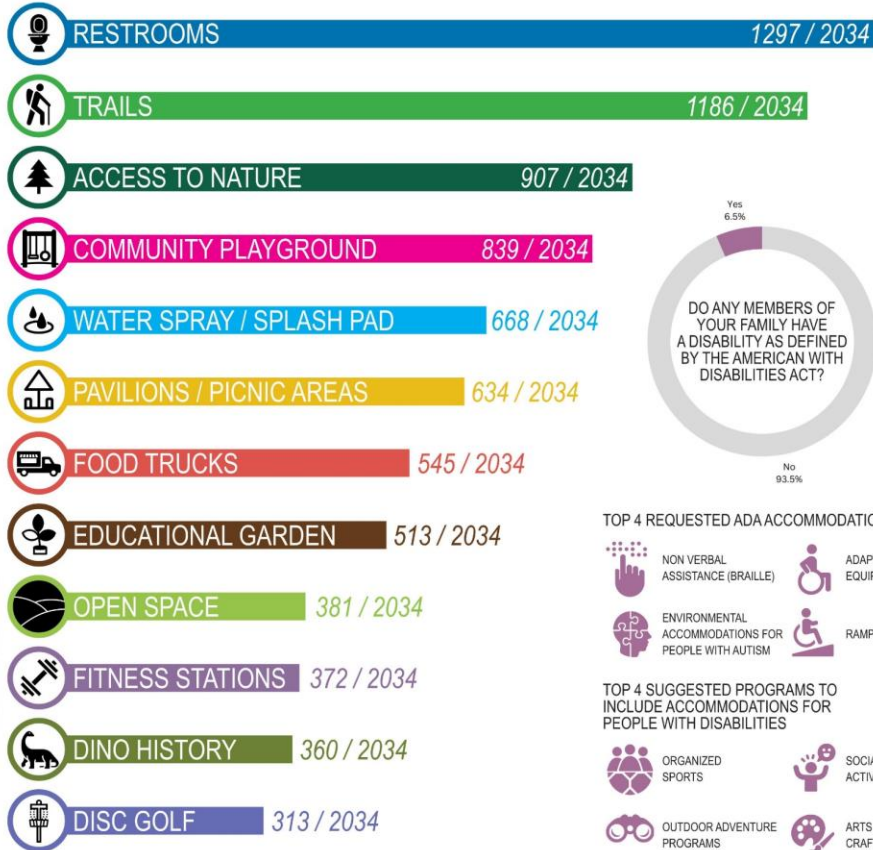
## AGENDA

- | Basis for Design
  - | Survey Results
- | Masterplan Concepts
- | Public Input & Parks Board
- | Construction Cost
- | Breakdown of Options
- | Questions





## PRIORITIES



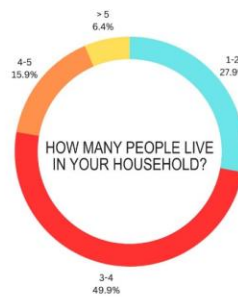
### TOP 4 REQUESTED ADA ACCOMMODATIONS



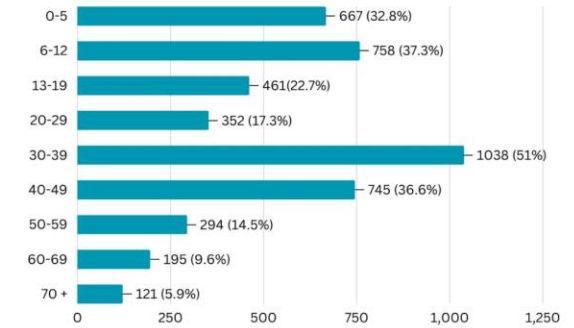
### TOP 4 SUGGESTED PROGRAMS TO INCLUDE ACCOMMODATIONS FOR PEOPLE WITH DISABILITIES



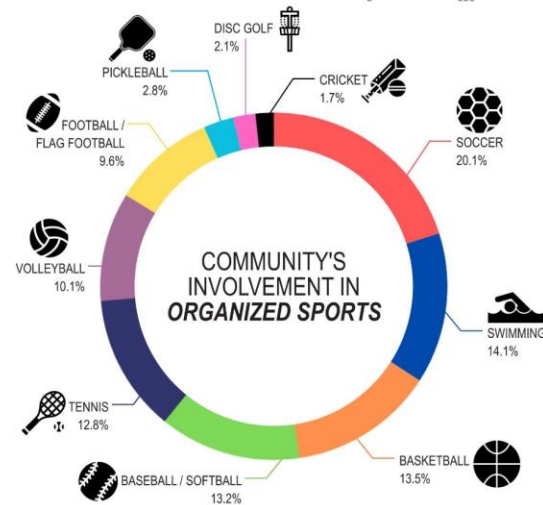
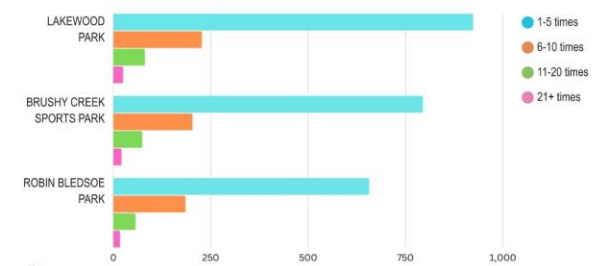
## USERS



### WHAT ARE THE AGES OF THE PEOPLE IN YOUR HOUSEHOLD?



### FREQUENCY OF MONTHLY VISITS TO LEANDER'S TOP 3 MOST FREQUENTED PARKS



## ADDITIONAL COMMENTS & REQUESTS

access from larkspur (25) access (28) along the river (22) amenities (19) asap (8) basketball (18) bathrooms (10) biking (18) cricket ground (36) dinosaur tracks (20) disc golf (78) dog park (25) facilities (23) family (48) fields (67) fitness (18) gym (9) hiking (18) keep it natural (22) lakewood park (11) larkspur (14) lights (24) like brushy creek (11) nature (55) neighborhood (26) park (235) pickleball (75) picnic (11) play for all abilities (11) play (58) playground (56) pool (38) preserve (12) restrooms (25) river (21) road (12) running (9) safe (13) senior (11) shade (32) soccer (20) splash pad (15) sports (95) swimming (18) tennis (27) traffic (24) trails (101) trees (27) walking (37) water (24)



# CONCEPT A



## Leander Municipal Athletics Complex - Conceptual Layout 'A'

### KEY NOTES

- 01 PROPOSED MAIN PARK ENTRY WITH DECELERATION LANE
- 02 PROPOSED EMERGENCY ACCESS WITH GRASS-CRETE DRIVE
- 03 PARKING AREA
- 04 PROPOSED RESTROOM & CONCESSIONS/ REST AREA
- 05 PRESERVED HISTORICAL BUILDING
- 06 RELOCATED MAINTENANCE BUILDING
- 07 PROPOSED MAINTENANCE YARD
- 08 PROPOSED BRIDGE
- 09 PROPOSED LOW-WATER CROSSING
- 10 PROPOSED NATURE CENTER WITH PREHISTORIC-THEMED PLAY
- 11 PROPOSED COMMUNITY PLAYGROUND
- 12 PROPOSED 22' SOFTBALL FIELD
- 13 PROPOSED MULTI-PURPOSE POD (360'x225' SOCCER / CRICKET)
- 14 PROPOSED BASKETBALL (1) & TENNIS-PICKLEBALL COURTS (3)
- 15 PROPOSED PASSIVE LAWN
- 16 SPACE ENOUGH FOR PRACTICE SOCCER FIELDS (300'x185' shown)
- 17 CONNECTION TO S. FORK SAN GABRIEL REGIONAL TRAIL
- 18 PROPOSED NATURE TRAILS (>4 MI. OF CIRCULATION IN THE PARK)
- 19 PROPOSED OUTDOOR PAVILION
- 20 PROPOSED OUTDOOR EVENT PAVILION
- 21 PROPOSED TRAILHEAD MARKER
- 22 PROPOSED SEATING AREA ALONG TRAILS (TYPICAL)
- 23 EXISTING LOW WATER CROSSING RE-UTILIZED FOR FOOT BRIDGE
- 24 PROPOSED LOW-IMPACT ACCESS TO SPRING WATER
- 25 PROPOSED NATIVE PLANTINGS & RAINWATER BMPs
- 26 PROPOSED OVERLOOK
- 27 PROPOSED NATURAL KIOSK/ARCHAEOLOGICAL WAYFINDING
- 28 PROPOSED 9-HOLE DISC GOLF COURSE

### LEGEND

- SITE BOUNDARY
- PEDESTRIAN CONNECTION
- CREEK CENTERLINE
- 100-YEAR FLOOD PLAIN
- 500-YEAR FLOOD PLAIN
- PROPOSED SHADE STRUCTURES

### - NOT FOR CONSTRUCTION -

PLEASE NOTE, THE PROVIDED GRAPHIC IS A MASTERPLAN CONCEPT AND IS FOR REVIEW PURPOSES ONLY. THE DISPLAYED CONCEPT IS NOT TO BE USED FOR REGULATORY APPROVAL, BIDDING, CONSTRUCTION, OR PERMITTING.



NORTH

0 150' 300'



# CONCEPT B



## Leander Municipal Athletics Complex - Conceptual Layout 'B'

### KEY NOTES

- 01 PROPOSED MAIN PARK ENTRY WITH DECELERATION LANE
- 02 PROPOSED EMERGENCY ACCESS WITH GRASS-CRETE DRIVE
- 03 PARKING AREA
- 04 PROPOSED RESTROOM & CONCESSIONS/ REST AREA
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### LEGEND

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NORTH

0 150' 300'



# PUBLIC INPUT WORKSHOP

March 30, 2023

Of 43 written responses,  
**Concept B** was preferred.

Concept A: 14

Concept B: 17

## Top 5 Priority/Interests

Disc Golf: 12

Natural Trails: 4

Preserve Natural Space: 3

Noise Pollution: 2

[People who are] Homeless: 2

## Top 5 Requests to 'Add'

Pickleball: 8

Pool: 5

Parking: 5

Playgrounds: 4

Tennis Courts: 4

## Top 5 'Add'tl Comments'

Over-Programmed: 5

Fields Away from River: 2

2 Tee Pads per 9-Hole DG: 2

Playground near Soccer: 2

No Trees in Parking Lot/  
Reduce Trees: 2

**Parkhill**



# CONCEPT B



## Leander Municipal Athletics Complex - Conceptual Layout 'B'

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### LEGEND

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- 500-YEAR FLOOD PLAIN
- PROPOSED SHADE STRUCTURES

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NORTH

0 150' 300'



# CONSTRUCTION COSTS – INFRASTRUCTURE

## KEY NOTES

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- (02) PROPOSED EMERGENCY ACCESS WITH GRASS-CRETE DRIVE
- (03) PARKING AREA
- (04) PROPOSED RESTROOM & CONCESSIONS/REST AREA
- (05) PRESERVED HISTORICAL BUILDING
- (06) RELOCATED MAINTENANCE BUILDING
- (07) PROPOSED MAINTENANCE YARD
- (08) PROPOSED BRIDGE
- (09) PROPOSED LOW-WATER CROSSING
- (10) PROPOSED NATURE CENTER WITH PREHISTORIC THEMED PLAY
- (11) PROPOSED COMMUNITY PLAYGROUND
- (12) PROPOSED 220' SOFTBALL FIELD
- (13) PROPOSED MULTI-PURPOSE FOD (80'x220' SOCCER / CRICKET)
- (14) PROPOSED BASKETBALL (1) & TENNIS/PICKLEBALL COURTS (3)
- (15) PROPOSED PAVILION LAWN
- (16) SPACE ENOUGH FOR PRACTICE SOCCER FIELDS (300'x100' WHEN)
- (17) CONNECTION TO S. FORK SAN GABRIEL REGIONAL TRAIL
- (18) PROPOSED NATURE TRAILS (1/4 MI. OF CIRCULATION IN THE PARK)
- (19) PROPOSED OUTDOOR EVENT PAVILION
- (20) PROPOSED OUTDOOR EVENT PAVILION
- (21) PROPOSED TRAILHEAD MARKER
- (22) PROPOSED SEATING AREA ALONG TRAILS (TYPICAL)
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## LEGEND

- SITE BOUNDARY
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NORTH

**Parkhill**

<b>SITE PREP &amp; EARTHWORK</b> <b>\$1,214,500</b>	<b>MAINTENANCE YARD</b> <b>\$20,000 (bare minimum)</b>
<b>WATER DISTRIBUTION</b> <b>\$697,500</b>	<b>ROADWAY &amp; PARKING</b> <b>\$1,350,000 (minimum)</b>
<b>SANITARY SEWER</b> <b>\$582,500</b>	<b>PARK BRIDGE</b> <b>\$1,709,000</b>
<b>STORM DRAIN</b> <b>\$225,000</b>	<b>CONTINGENCY &amp; INFLATION</b> <b>\$1,774,845</b>
<b>ELECTRICAL SERVICE</b> <b>\$775,000</b>	<b>INFRASTRUCTURE SUBTOTAL</b> <b>\$8,348,345</b>



# CONSTRUCTION COSTS – INFRASTRUCTURE + AMENITIES (PHASE 1)

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- (28) PROPOSED SHADE DISC GOLF COURSE

## LEGEND

- |  |                           |
|--|---------------------------|
|  | SITE BOUNDARY             |
|  | PEDESTRIAN CONNECTION     |
|  | CREEK CENTERLINE          |
|  | 100-YEAR FLOOD PLAIN      |
|  | 500-YEAR FLOOD PLAIN      |
|  | PROPOSED SHADE STRUCTURES |

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| **SOFTBALL FIELDS + PLAZA**  
| **\$6,279,000** (4 fields + bldg.)

| **PARK ENTRY SIGNAGE**  
| **\$25,000**

| **PARK FURNITURE**  
| **\$78,000** (bare minimum)

| **LANDSCAPING & REVEG.**  
| **\$416,650** (minimum)

| **AMENITIES (PHASE 1)**  
| **CONTINGENCY & INFLATION**  
| **\$1,835,636**

| **INFRASTRUCTURE SUBTOTAL**  
| **\$8,348,345**

| **GRAND TOTAL**  
| **~\$16,982,000**



# CONCEPT B – PHASE 1 DIAGRAM



## Leander Municipal Athletics Complex - Conceptual Layout 'B' PHASE 1

**FUTURE PHASES**

### GENERAL SITE

**SITE PREPARATION**  
\$114,500

**EARTHWORK & SWPP**  
\$1,100,000

**UTILITIES INFRASTRUCTURE**  
**WATER DISTRIBUTION**  
\$697,500

**SANITARY SEWER**  
\$582,500

**STORM DRAIN**  
\$225,000

**ELECTRICAL SERVICE**  
\$775,000

**SURFACE INFRASTRUCTURE**  
**MAINTENANCE YARD**  
\$20,000

**ROADWAY & PARKING (PH. 1)**  
\$3,059,000

**AMENITIES (PHASE 1)**  
**SOFTBALL FIELDS (4) + PLAZA + CONCESSION**  
\$6,279,000

**PARK ENTRY SIGNAGE**  
\$25,000

**PARK FURNITURE**  
\$78,000

**LANDSCAPE + REVEG.**  
\$416,650

**ECONOMIC CONSIDERATIONS**  
**20% CONTINGENCY**  
\$2,674,430

**7% INFLATIONARY DISCRETION**  
\$936,051

**GRAND TOTAL**  
**\$16,982,631**

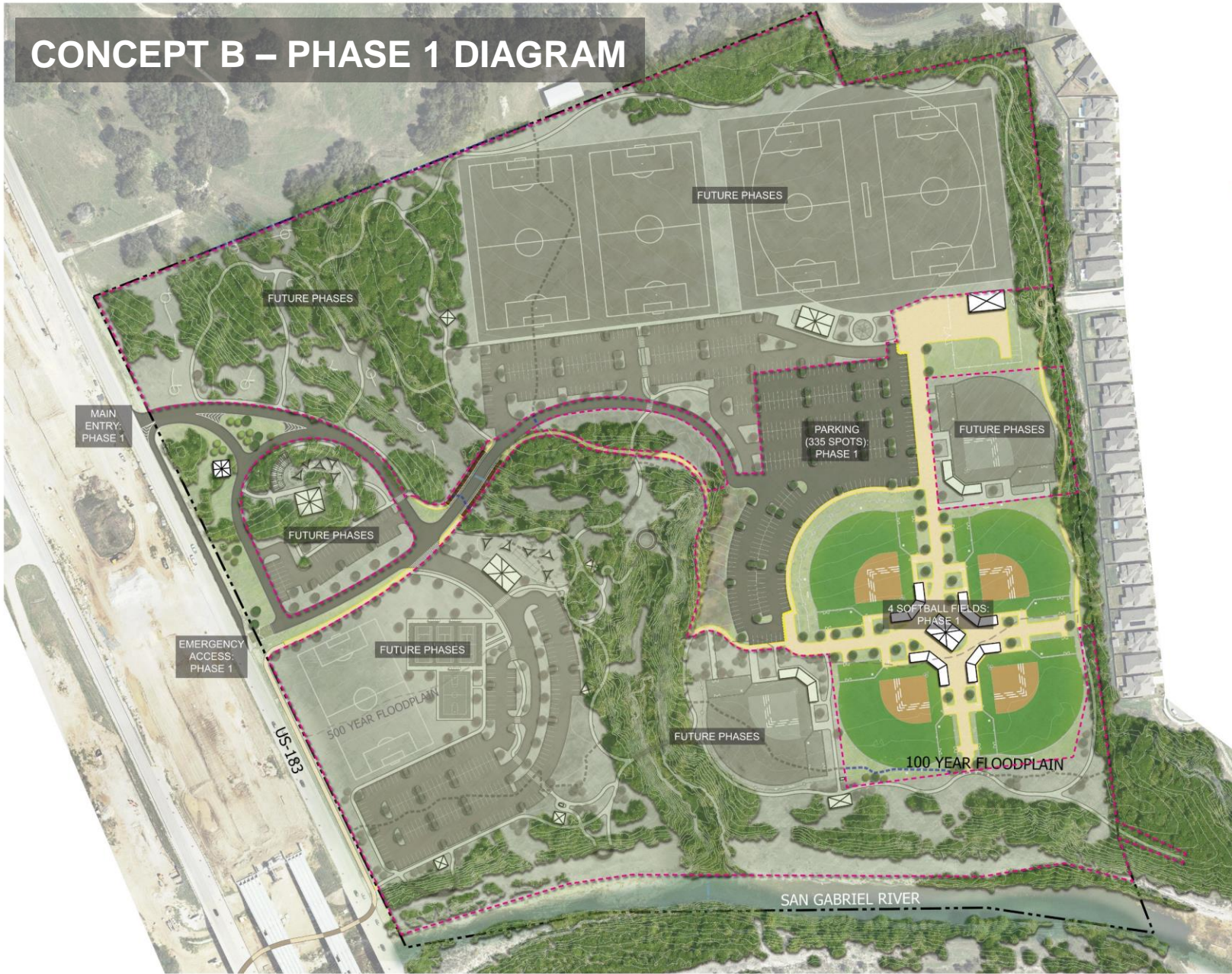
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NORTH

0 150' 300'





# QUESTIONS & CONSIDERATIONS







**Multi-purpose Complex**  
Round Rock, Texas

**Parkhill**






# Intramural Fields

Texas Tech University

Parkhill



# Evolution of Light Control

1976	1989	2005
SportsCluster™	SportsCluster-2™ with Level 8™	Light-Structure Green™
		

Light-Structure Green™



**Energy Savings: \$39,000**

**NAPLES HIGH SCHOOL COMPLEX**  
Naples, FL  
375/315-foot baseball diamond – 50/30 constant footcandles  
230-foot softball diamond – 50/30 constant footcandles

**Energy Consumption:**  
Prior technology – 178 kW    New technology – 103 kW

After Green Generation Lighting®



## North Park Lacrosse Complex

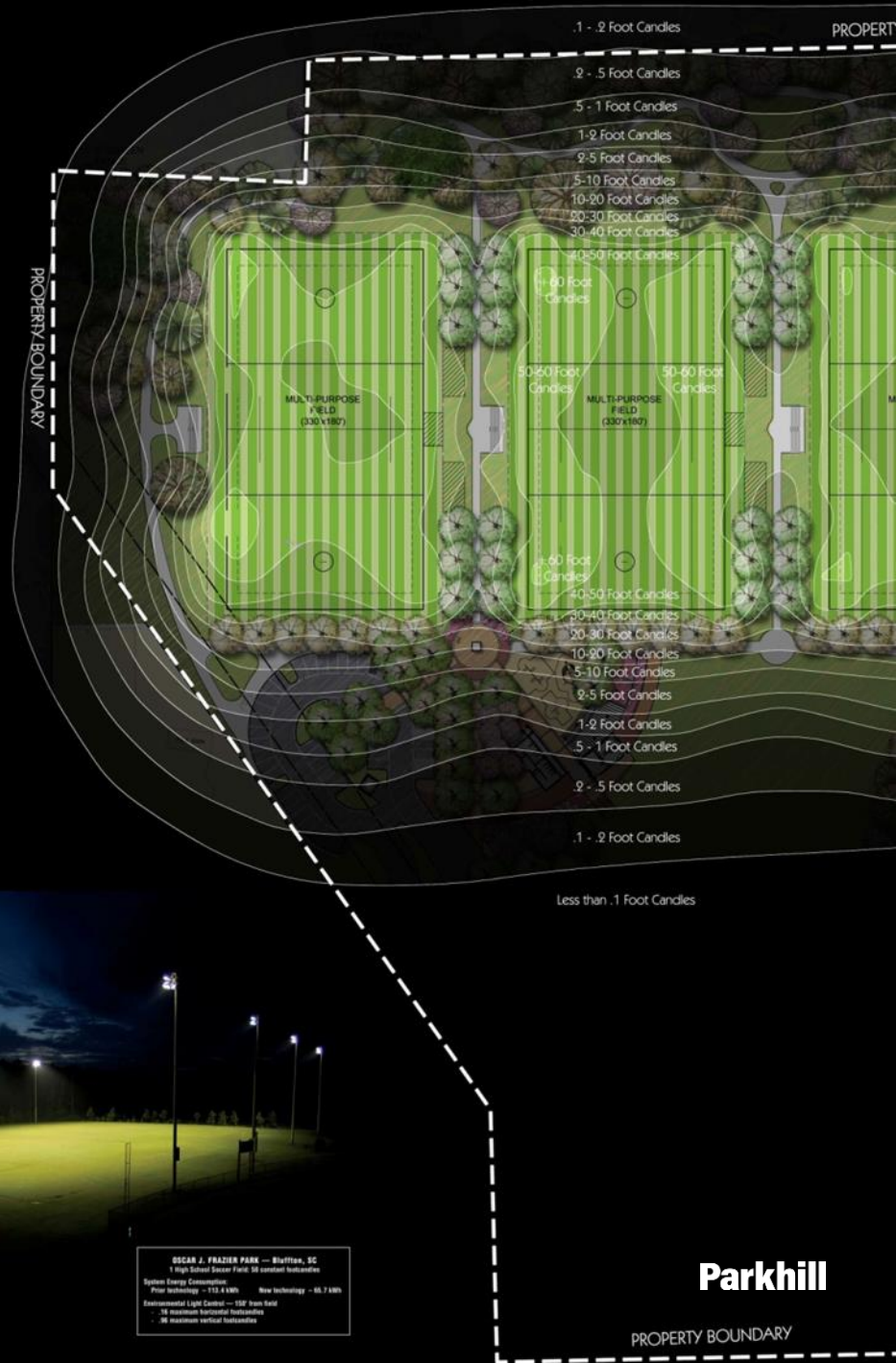
South Lake, Texas



**OSCAR J. FRAZIER PARK — Bluffton, SC**  
1 High School Soccer Field: 30 constant footcandles

**System Energy Consumption:**  
Prior technology – 112.4 kW    New technology – 65.7 kW

**Environmental Light Control — 100' down field**  
- 18 maximum horizontal footcandles  
- 36 maximum vertical footcandles



**Parkhill**

PROPERTY BOUNDARY





**North Park Lacrosse Complex**  
South Lake, Texas

**Parkhill**





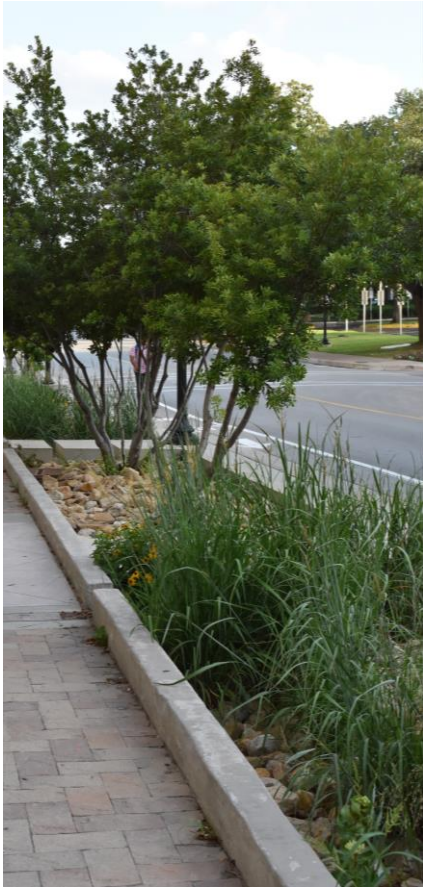












## Storm Planter





## Streambed

**Campus Green**  
University of Texas at Arlington

**Parkhill**





# Rain Channel

**Campus Green**  
University of Texas at Arlington

**Parkhill**



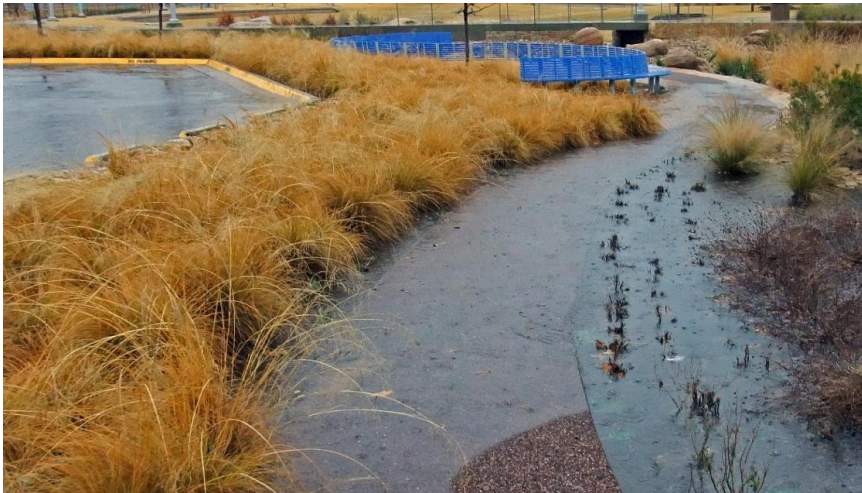


# Micro Depressions

**Campus Green**  
University of Texas at Arlington

**Parkhill**





**Bio Filter**





## Rain Garden

**Campus Green**  
University of Texas at Arlington

**Parkhill**



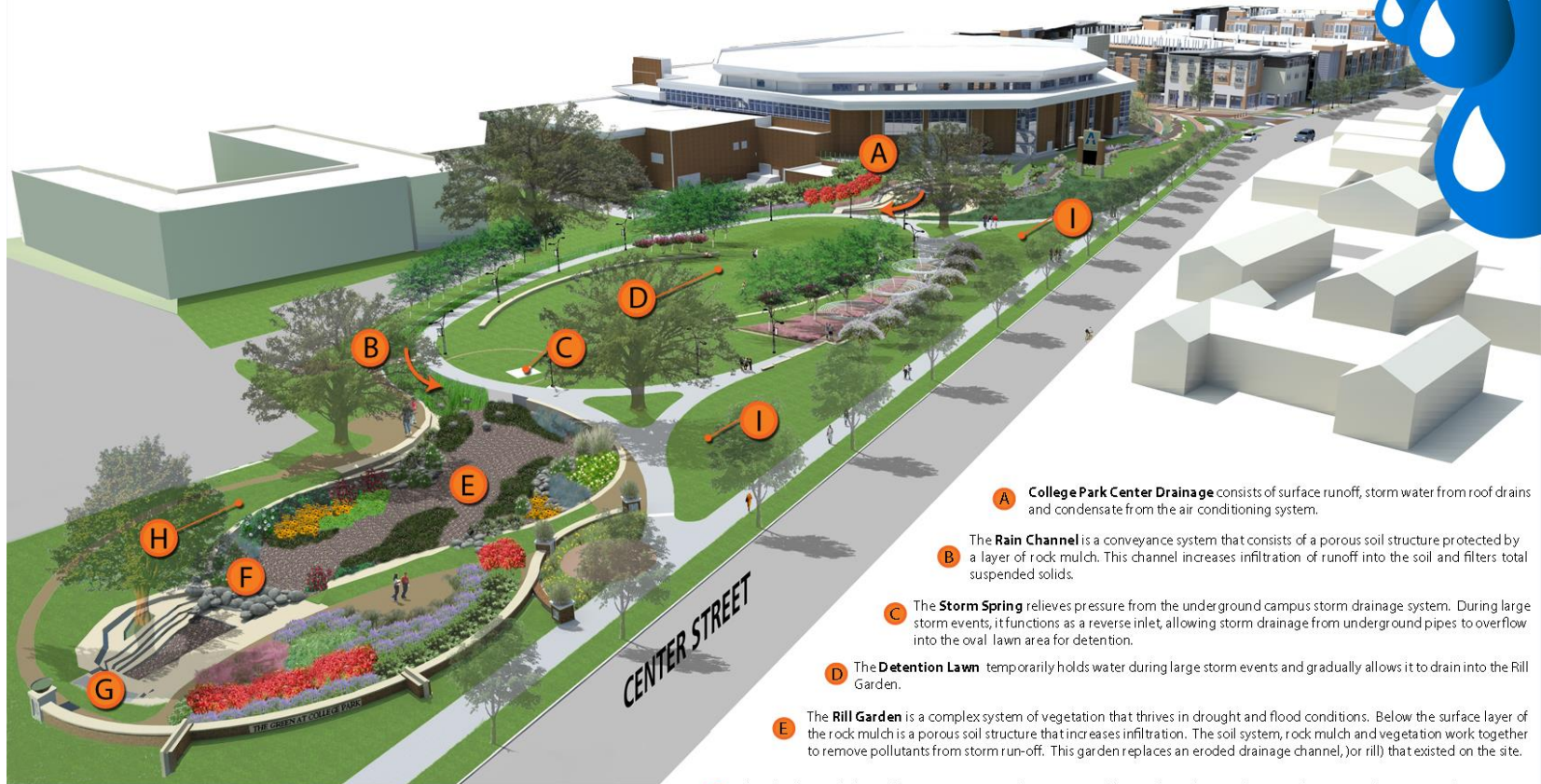


## Rain Garden

**Campus Green**  
University of Texas at Arlington

**Parkhill**





### ADDITIONAL INFORMATION:



- A College Park Center Drainage** consists of surface runoff, storm water from roof drains and condensate from the air conditioning system.
- B The Rain Channel** is a conveyance system that consists of a porous soil structure protected by a layer of rock mulch. This channel increases infiltration of runoff into the soil and filters total suspended solids.
- C The Storm Spring** relieves pressure from the underground campus storm drainage system. During large storm events, it functions as a reverse inlet, allowing storm drainage from underground pipes to overflow into the oval lawn area for detention.
- D The Detention Lawn** temporarily holds water during large storm events and gradually allows it to drain into the Rill Garden.
- E The Rill Garden** is a complex system of vegetation that thrives in drought and flood conditions. Below the surface layer of the rock mulch is a porous soil structure that increases infiltration. The soil system, rock mulch and vegetation work together to remove pollutants from storm run-off. This garden replaces an eroded drainage channel, (or rill) that existed on the site.
- F The Check Dam** helps to filter storm water and encourages infiltration by reducing velocity and increasing the amount of time storm water is detained on site.
- G The Overflow Structure** controls the amount of water that leaves the garden and drains to Johnson Creek. The controlled release also alleviates potential flooding of adjacent streets.
- H The Biofilter** is a vegetated system that removes total suspended solids from parking lot run-off before eventually draining into the rill garden.
- I The Microdepressions** are shallow depressions in the landscape that are sculpted to retain irrigation and storm runoff. Below the depressions are large rock sumps that store water and release it into the soil to be used by surrounding vegetation. Planted in the shallow areas are native plants that grow in wet soil conditions.

